

GENERAL NOTES

1. OWNER/DEVELOPER: FAIRMOUNT UNIVERSITY REALTY TRUST, LLC

C/O JAMES SHELLEY
2618 N. MORELAND
CLEVELAND, OH 44120
216--514--8700
2. PLAN PREPARED BY: ANDERSON & ASSOCIATES, INC.

C/O TREVOR KIMZEY, PE
100 ARDMORE ST.
BLACKSBURG, VA 24026
540--552--5592
3. PROPERTY INFORMATION:

287-A-36
N/F
Llamos LLC
Inst. No.: 2005015786
P.B. 17 Pg. 125
Inst. No.: 2004000793
(Zoned "GC--General
Commercial")

287-A-41A
N/F
Llamos LLC
Inst. No.: 2006008654
P.B. 17 Pg. 125
Inst. No.: 2004000793
(Zoned "GC--General
Commercial")
- 287-A-27A
N/F
Llamos LLC
Inst. No.: 2004000793
P.B. 446 Pg. 836
(Zoned "GC--General
Commercial")

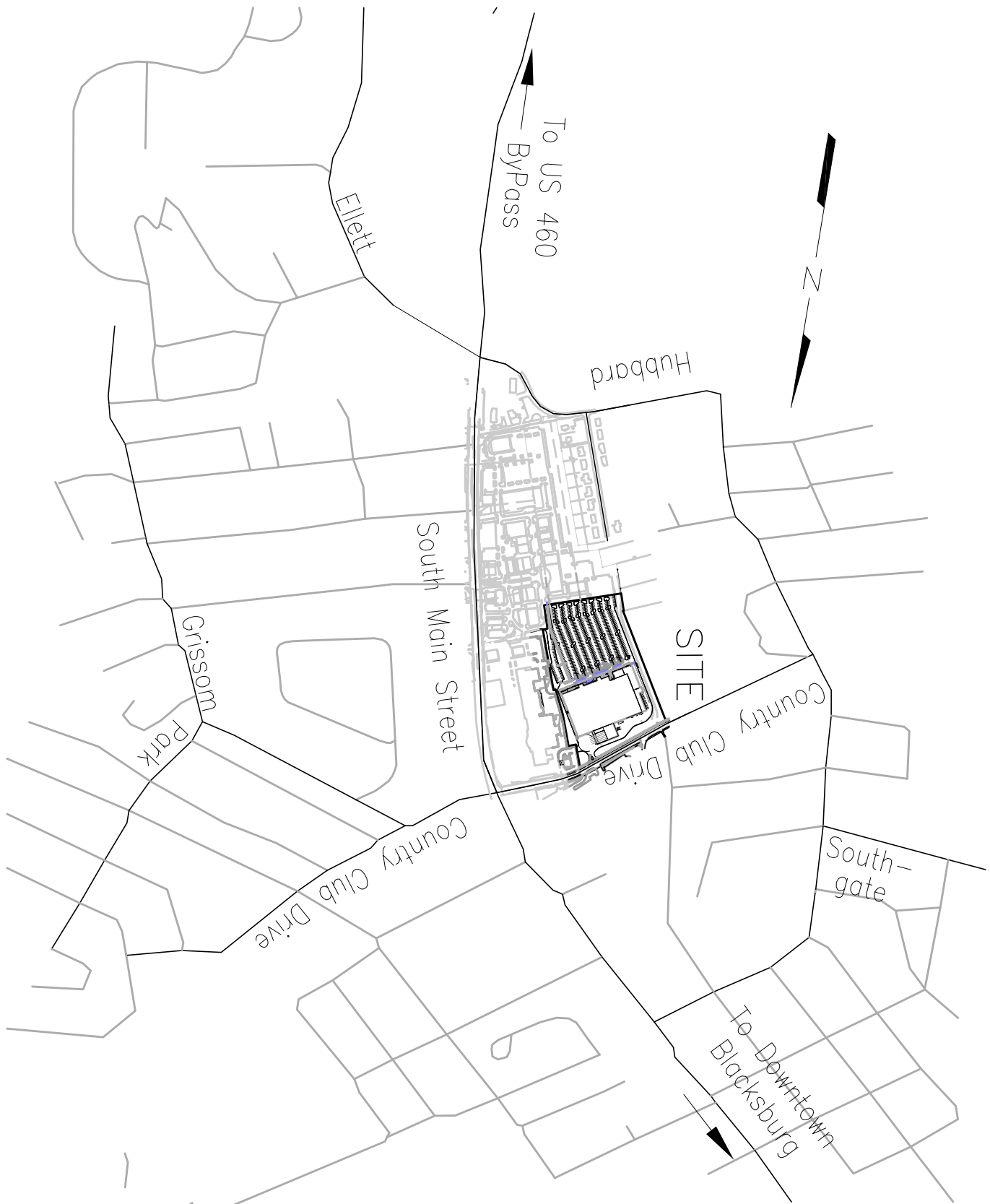
287-A-27
N/F
Llamos LLC
Inst. No.: 2005015786
P.B. 446 Pg. 836
(Zoned "GC--General
Commercial")

- CURRENT USE: COMMERCIAL/UNDEVELOPED
- PROPOSED USE: COMMERCIAL
4. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S OFFICIALS PRIOR TO BEGINNING CONSTRUCTION.
5. COORDINATE CONSTRUCTION WITH THE OWNER TO ENSURE THAT PEDESTRIAN ROUTES (INCLUDING HANDICAP ACCESSIBLE ROUTES) ARE MAINTAINED THROUGH/AROUND THE PROJECT AREA DURING CONSTRUCTION. MINIMIZE DISRUPTION OF PEDESTRIAN ROUTES AND COORDINATE ANY NECESSARY DISRUPTION WITH THE OWNER.
6. CONSTRUCTION TRAILER, PARKING, AND STAGING AREAS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
7. MAINTAIN EMERGENCY SERVICE AND DELIVERY VEHICLE ACCESS TO THE SURROUNDING AREA AND COORDINATE THIS WITH THE OWNER.
8. BY THE END OF CONSTRUCTION, PROVIDE LEGIBLE, SURVEYED MARK-UPS OF AS-BUILT SITE CONSTRUCTION ITEMS ON SITE PLANS TO THE ENGINEER FOR PREPARATION OF SITE RECORD DRAWINGS.
9. A DIGITAL COPY OF THE SITE PLAN SHALL BE MADE AVAILABE TO THE CONTRACTOR FOR STAKE OUT OF SITE IMPROVEMENTS AND FOR CONTROL PURPOSES.
10. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO THE STARTING CONSTRUCTION.
11. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON AVAILABLE ABOVEGROUND STRUCTURES (VALVES, MANHOLES, ETC.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES THAT OCCUR BY HIS FAILURE TO LOCATE AND PRESERVE THESE UTILITIES. IF DURING CONSTRUCTION THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE UTILITY AND ASSURE THE CONTINUANCE OF SERVICE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE ANY CONSTRUCTION BEGINS.
13. CONTRACTOR SHALL NOTIFY MISS UTILITY, 1-800-552-7001, 72 HOURS PRIOR TO ANY EXCAVATION.
13. UNDER NO CIRCUMSTANCES SHALL UTILITY SERVICE BE INTERRUPTED WITHOUT PRIOR AUTHORIZATION FROM AND COORDINATION WITH THE UTILITY OWNER.
14. CONSTRUCTION MAY NOT BEGIN UNTIL ALL PLAN APPROVALS FROM THE TOWN OF BLACKSBURG AND VDOT HAVE BEEN RECEIVED.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF BLACKSBURG AND VDOT STANDARDS AND SPECIFICATIONS.
16. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVES, WHO SHALL PROMPTLY CORRECT SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER HIS DISCOVERY OF SUCH INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET COMPLIANCE REQUIREMENTS WITH § 59.1-406, ET SEQ., OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
18. THE CONTRACTOR SHALL MEET COMPLIANCE REQUIREMENTS WITH THE MOST RECENT OSHA TRENCHING STANDARDS.
19. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
20. THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES ON SITE MARKING PLACE OF HUMAN BURIAL.
21. LIGHT SOURCES SHALL NOT CAST GLARE UPON ADJACENT PROPERTY OR UPON A PUBLIC RIGHT-OF-WAY. THE INTENSITY AT ADJOINING STREETS SHALL NOT EXCEED 0.5 FOOT CANDLES, AND THE INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.1 FOOT CANDLES.

ABBREVIATIONS

| | |
|-------------|--|
| ARCH | ARCHITECT OR ARCHITECTURAL |
| PROG | PROPOSED |
| BC | BASEMENT |
| BM | BENCHMARK |
| CO | CAST IN PLACE CONCRETE |
| CWP | CLEAN OUT |
| CPP | CORRUGATED METAL PIPE |
| CG | CORRUGATED PLASTIC PIPE |
| DIA | CURB AND GUTTER DIAMETER |
| DI | DROP INLET |
| DS | DOWNSPOUT |
| DS | DOWNSPOUT |
| ED | EDGE OF PAVEMENT |
| ELEV | ELEVATION |
| EX | EXISTING |
| EX OR EXIST | FINISHED FLOOR |
| FF | FOUND |
| FND | INVERT |
| INV | MANHOLE |
| MH | MANHOLE |
| MON | MONUMENT |
| NIC | NOT IN CONTRACT |
| OH OR OH | OVERHEAD |
| P/MT | PAVEMENT |
| PL | PROPOSED |
| PL | PROPERTY LINE |
| PROP | PROPOSED |
| PVC | POLYVINYL CHLORIDE PIPE |
| RAW | RIGHT-OF-WAY |
| RCP | REINFORCED CONCRETE PIPE |
| SS OR SSEW | SAINTARY SEWER |
| ST | STORM |
| TPED | TELEPHONE PEDESTAL |
| TOC | TOP OF CURB |
| TYP | TYPICAL |
| UD OR UG | UNDERGROUND |
| VDOT | VERGINIA DEPARTMENT OF TRANSPORTATION |
| VESCH | VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK |
| W | WATER |

FIRST & MAIN
BLACKSBURG
PHASE II
BLACKSBURG, VIRGINIA

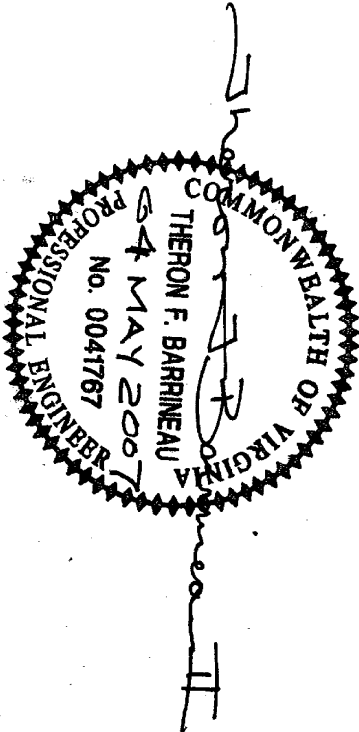


VICINITY MAP: 1”= 2000’

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| LEGEND | |
|-----------------|--------------------------|
| -----10"W----- | PROPOSED WATER LINE |
| -----10"TW----- | PROPOSED FIRE WATER LINE |
| -----GAS----- | PROPOSED GAS LINE |
| ----- | PROPOSED STORM SEWER |
| ----- | PROPOSED WATER METER |
| ----- | EXISTING WATER METER |
| ----- | EXISTING MANHOLE |
| ----- | ED MANHOLE |
| ----- | PROPOSED CLEANOUT |
| ----- | PROPOSED FIRE HYDRANT |
| ----- | PROPOSED GATE VALVE |

| | |
|---------------|-------------------------|
| -----UG1----- | UNDERGROUND GAS LINE |
| -----UG1----- | EXISTING U.G. TELEPHONE |
| ----- | EXISTING TREE |
| ----- | EXISTING FIRE HYDRANT |
| ----- | EXISTING OVERHEAD POWER |
| ----- | EXISTING POWER POLE |
| ----- | APR TRACK PROBE HOLE |
| ----- | PROP. ASPHALT PAVEMENT |
| ----- | PROP. ASPHALT |
| ----- | PAVEMENT (HEAVY DUTY) |
| ----- | PROP. CONCRETE |
| ----- | PAVEMENT (HEAVY DUTY) |
| ----- | PROP. CONCRETE |



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J.N. 22559 MAY 04 2007 SHEET NUMBER C 0.01